

**DEVELOPMENT REVIEW COMMITTEE
MEETING MINUTES
December 1, 2004**

DRC Members present: David McDevitt, Development Services Director
Tony Park, Public Works Director
Cherie Bryant, TLCPD Land Use Planning Division Manager

Meeting called to order by David McDevitt at 10:05am.

Life Eternal Ministries Type "C" Site and Development Plan:

Bill McCord, Development Services Administrator, gave an overview of the proposed project. The proposal is for a 4,275 square foot church facility with a 26-space parking lot, partially paved and graveled driveway access to Buck Lake Road, and two on-site retention basins, and is located on the south side of Buck Lake Road, east of Old Dirt Road and west of Ellis Road. An off-site drainage easement and drainage improvements within Buck Lake Road will also be constructed as part of the site plan. Electricity will be provided to the site by Talquin Electric Cooperative, Inc., sewage treatment will be by a septic tank, and water will be provided by an on-site well.

Staff recommended approval of the site plan with the following conditions:

1. Record the proposed 15 feet wide off-site drainage easement across tax parcel #12-29-20-067-000-0 prior to obtaining an environmental management permit.
2. An easement shall be obtained/provided adjacent to the right-of-way of Buck Lake Road and along the properties located to the south side of Buck Lake Road east of the site, if necessary, to construct the drainage swale within the Buck Lake Road right-of-way.
3. Submit to the Environmental Compliance Division a standard form conservation easement in favor of the County over that portion of the site identified as a proposed conservation easement. Such conservation easement shall require approval by the Environmental Compliance Division prior to consideration by the County Commission and shall be recorded in the public records prior to the issuance of an Environmental Management Permit.
4. Provide a legal description on Sheet 1 to accompany the survey (Survey Sheet).
5. Indicate what type of sign exists or is proposed along Buck Lake Road at the driveway entrance (as shown on Sheets 2, 3, and 4). Any such signs must be approved by the Public Works Department.
6. Indicate a construction or build-out date per Article X, Division 4, Section 10-1481.3(b)(i)z.
7. The applicant indicates that an existing easement along the westerly boundary of the property will be abandoned. This may conflict with an earlier directive of the Public Works Department that upon development of the property that a driveway be constructed that aligns with Antler Road. The proposed easement abandonment must be verified by Environmental Compliance prior to environmental permitting.

8. The legal status of previously established restrictive covenants needs to be resolved before building permits for the church is approved.
9. Inclusion of the conditions recommended by Public Works in the November 29, 2004 memorandum.
10. Inclusion of the conditions recommended by the Planning Department in the November 30, 2004 memorandum.

George Su, Senior Environmental Engineer, clarified that the larger stormwater maintenance facility (SWMF) on the site plan is for on-site water retention, whereas the smaller SWMF is for off-site water in order to slow down water going downstream. He also stated that Environmental Compliance (EC) staff recommended increasing the drainage easement from a 15 foot width to a 20 foot width, and that EC has no objections to aligning the driveway with Antler Road.

Cherie Bryant of the Planning Department had no further conditions and recommended approval.

Tony Park of Public Works asked the procedure should the drainage easement not be recorded. It was determined that a condition should be included stating that the project would need to come before the DRC again if any modifications are required for off-site drainage. It was clarified that the sign mentioned as condition #5 above is a speed limit sign. Mr. Park also recommended the 10 foot concrete apron at the edge of Buck Lake Road at the proposed entrance drive should be asphalt, and he reiterated that any improvements to Buck Lake Road would need to be approved by Public Works.

After a brief discussion on the width of the drainage easement, it was determined that the proposed 15 foot width is sufficient since it will be privately maintained.

It was noted that the original Covenants and Restrictions need to be researched by the County Attorney's Office to determine if signs are permitted on the site, and the overall status or impact of the restriction son the county's decision on this proposed project.

Mr. Park made a motion to recommend to the Board of County Commissioners approval of the Life Eternal Ministries Type "C" site and development plan with the following conditions:

1. Record the proposed 15 feet wide off-site drainage easement across tax parcel #12-29-20-067-000-0 prior to obtaining an environmental management permit.
2. A temporary construction easement shall be obtained/provided adjacent to the right-of-way of Buck Lake Road and along the properties located to the south side of Buck Lake Road east of the site, if necessary, to construct the drainage swale within the Buck Lake Road right-of-way.
3. Submit to the Environmental Compliance Division a standard form conservation easement in favor of the County over that portion of the site identified as a proposed conservation easement. The conservation easement shall be recorded in the public

records prior to the issuance of an Environmental Management Permit.

4. Provide a legal description on Sheet 1 to accompany the survey (Survey Sheet).
5. Indicate a construction or build-out date per Article X, Division 4, Section 10-1481.3(b)(i)z.
6. The existing easement along the westerly boundary of the property shall be abandoned. The easement abandonment must be verified by Environmental Compliance prior to environmental permitting.
7. The legal status of previously established restrictive covenants on the subject property needs to be resolved before the proposed site and development plan is considered by the Board of County Commissioners.
8. The recording of the proposed drainage easement across the adjacent properties to Ellis Road shall occur prior to issuance of an Environmental Management Permit.
9. The existing 30 foot access/utility easement on the western property line shall be labeled "to be abandoned". Fifteen feet of the easement is located on parcel 12-29-20-032-000-0 and will have to be abandoned by the easement holder and property owner.
10. The 10 foot concrete apron at the edge of Buck Lake Road, at the proposed entrance drive, shall be replaced with asphalt pavement.
11. If modifications are required to the proposed off-site drainage easement, the project shall be re-evaluated by the DRC.
12. Any improvements that may be required to Buck Lake Road in conjunction with the proposed project shall be approved by the Public Works Department.

Ms. Bryant seconded the motion. All were in favor and motion passed.

The submittal date for the revised site plan is January 3, 2005, in order to be placed on the Board's January 25, 2005 meeting agenda. It was noted that the applicant needs to submit three (3) copies of the site and development plan as well as one (1) 8 ½ X 11 reduced size copy for inclusion with the Board's agenda item.

Meeting adjourned at 10:55am.